



MARION COUNTY, MO

LAND AUCTION

256± ACRES • 4 TRACTS

Held at the Sesquicentennial Building, Marion County Fairgrounds, Palmyra, MO

THURS., MARCH 8 • 1:00 P.M.

General Information: This 256 acre farm located in Sections 13 & 24, T58N•R7W, Union Township, Marion County, MO will be offered in 4 tracts. A survey will be completed prior to the auction with the final survey to constitute the acres. This farm is located approximately 6 miles west of Palmyra, MO on Hwy. 168 then south a short distance (watch for presale directional signs posted off of Hwy. 168). Tracts 1 & 2 offer productive tillable farmland with Mexico, Putnam and Leonard soils. Tracts 3 & 4 are very nice combination tracts which have tillable cropland along with mature hardwoods! (These 2 tracts are as good of hunting anywhere in NE Missouri). Tract 4 is improved with a country home and also has a 4½ acre lake!

Additional information, maps, photos, etc. are available at:

www.sullivanauctioneers.com

Terms: 10% due day of auction. Balance in 30 days. Full possession on the hunting/timber land and full possession on the home at closing. The tillable portion will sell with a lease for the upcoming '12 crop season. The new buyer(s) will receive the land owners share.

For additional info. on the lease, contact Bill Fretwell at 660-341-7735

DAVID WILSON ESTATE

CLOSING & TITLE WORK BY: Accurate Land Title Company
218 Broadway • Hannibal, MO • (573) 221-1002

REPRESENTING ATTORNEY: John W. Briscoe
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